



## CONSERVATION COMMISSION MEETING

Wednesday, January 28, 2026 6:00 PM EST

Pleasant View Senior Center; Media Room  
328 North Main Street, East Longmeadow, MA 01028

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### MEETING MINUTES

#### 1. CALL THE MEETING TO ORDER

Chair Elizabeth Stoughton opened the meeting at 6:00 PM

#### 2. CALL THE ROLL

Present	Elizabeth Stoughton, Chair Thomas O'Brien, Clerk Anthony Zampiceni
Absent	Jason Gumpert, Vice Chair Megan Logan Will Arment
Staff Present	Alex Grigorov, Planning and Conservation Coordinator

#### 3. APPROVAL OF MINUTES

A. 1/14/2026– Open Session Minutes

**Clerk Thomas O'Brien motioned to continue the 1/14/2026 Open Session Minutes to 2/11/2026; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.**

#### 4. REQUEST FOR CERTIFICATE OF COMPLIANCE

A. **DEP File #150-44:** Request for Complete Certificate of Compliance at 66 Smith Avenue (Assessor's Parcel ID 15C-11-262). Applicant: Christine M. Meyers, 175 Dwight Road, Longmeadow, MA 01106

Grigorov noted this was an old Order. Any special conditions within the Order were for erosion controls only.

**Clerk Thomas O'Brien motioned to approve the request for a Complete Certificate of Compliance; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.**

B. **DEP File #150-401:** Request for Complete Certificate of Compliance at 5 Albano Drive (Assessor's Parcel ID 34-125-A1). Applicant: William Arment, 5 Albano Drive, East Longmeadow, MA 01028

Grigorov noted this was an Order from 2012 and that the standard special conditions were applied. No further encroachment or dumping was found.

**Clerk Thomas O'Brien motioned to approve the request for a Complete Certificate of Compliance; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.**

#### 5. NOTICE OF INTENT

- A. NOI-2025-03:** Notice of Intent at 0 Prospect Street (Assessor's Parcel ID 45-1-0) for the construction of a single-family home with associated site improvements subject to the Wetlands Protection Act 310 CMR 10.00 and local wetland bylaws Chapter 424 Wetlands Protection. Applicant: Jeffrey Mitchell, 51 Rogers Avenue, West Springfield, MA 01089 (continued from 12/10/2025)

Grigorov presented a letter dated 1/19/2026 requesting this be continued to February 25, 2026 to allow more time for the Eversource hearing.

**Clerk Thomas O'Brien motioned to continue the public hearing to 2/25/2026; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.**

## **6. REQUEST FOR DETERMINATION OF APPLICABILITY**

- A. RDA-2026-01:** Request for Determination of Applicability for whether the area and activities at 12 Farmer Circle (Assessor's Parcel ID 54-6-20A) are subject to jurisdiction under the Wetlands Protection Act. Applicant: Daniil Garasimchuk, 715 West Street, Ludlow, MA 01056

Grigorov summarized past events with the Happy Acres subdivision. The Order of Conditions for the entire subdivision contains a Special Condition requiring each parcel to file its own Notice of Intent. Upon discovery of this, Grigorov had proposed to the Commission that the lots outside of any buffer zones file a Request for Determination of Applicability instead. This lot applied to this compromise as no buffer zones are present on site.

**Clerk Thomas O'Brien motioned to close the public hearing; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.**

**Clerk Thomas O'Brien motioned to issue a Negative 1 & 4 determination; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.**

## **7. OTHER BUSINESS**

- A. EO-2025-06:** Wetlands Violation at 30 Vineland Avenue

Chair Stoughton summarized past events noting multiple site visits being performed, and more recently meeting with the home owner. The clearing in question is threatening the longevity of the home due to the eroding bank being near the foundation. Trees appearing to be greater than 2' DBH were cut down and left in the wetland and blocking a stream. Grigorov noted that due to the eroding bank being within 20' of the home, hiring a wetlands professional to develop a restoration plan should be considered in order to preserve the longevity of the home. O'Brien asked if this home owner had any knowledge of wetlands, Grigorov noted that the home owner claimed to have spoken to someone in DPW however no record of said owner visiting the DPW exists. The Commission agreed to request the home owners attendance at its February 11, 2026 meeting.

- B. Planning and Community Development Department Staff Report**

Grigorov stated he has been unable to contact the owners of Heritage Park Plaza. Delivering a letter to one of the businesses might be the next best way.

## **8. ADJOURNMENT**

**Clerk Thomas O'Brien motioned to adjourn the 1/28/2026 meeting at 6:20 PM; Commissioner Anthony Zampiceni seconded. The motion carried by unanimous vote three (3) in favor, zero (0) opposed and zero (0) abstentions.**

*Attachments:*

A- Photo from 1/2/2026 Site Visit at 30 Vineland Avenue

